



## 5 Woodmancote Road, Worthing, BN14 7HT Asking Price £535,000

John Edwards & Co is delighted to present this charming semi-detached family home on Woodmancote Road, close to Worthing's mainline train station, enabling easy access into London, Brighton, and Littlehampton, a short walk from the town centre and historic seafront. It's also within the catchment area of many prominent local schools, including Thomas A Becket Infant and Junior schools, and Bohunt, Davisons, Worthing High, St Andrews and Davisons secondary schools.

The property comprises three bedrooms, two reception rooms, a kitchen and breakfast/dining room, a separate utility room, a shower room and two separate WCs, front and rear gardens, and a secure carport with further off-street parking. There is also scope to extend into the loft (subject to planning).

This is a genuinely lovely property in a hugely desirable location, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

## EXTERIOR

The front garden is enclosed behind a low brick wall, and is laid to patio with shingled borders and fringed with established plants, shrubs, and trees. A hardstanding driveway provides off street parking for two cars and leads to the carport, and there is space for potted plants and bins, and a patio pathway leading to the porch.

## PORCH



The porch is a brick and UPVC construction which has a tiled floor, wall-mounted lighting, and plenty of space for coats and shoes.

## ENTRANCE HALL



The front door opens into the bright and spacious entrance hall, which has a laminate wood floor, a coved and skimmed ceiling with pendant lighting, a radiator, power points, and the doors into the living room, dining room, kitchen and breakfast room, downstairs WC and stairs to 1st floor landing. There is also an understairs storage cupboard which houses the meterage, and double-glazed windows to side aspect providing plenty of natural light.

## RECEPTION ROOM ONE - LIVING ROOM



Good sized main reception room which has a carpeted floor, a coved and skimmed ceiling with pendant lighting, a radiator, TV and power points, a large gas fireplace with wooden mantle and stone hearth, and a double-glazed bay window to front aspects.

## RECEPTION ROOM TWO



Second good-sized reception room which has a solid wood floor, a coved and textured ceiling with pendant lighting, wall-mounted shelving, radiators, power points, built-in bookcases, and doors and windows to rear aspect into the sun lounge.

## SUN LOUNGE



The sun lounge is a brick and UPVC construction, which has a vinyl floor, a pitched Perspex ceiling, power points, and plenty of space for lounge furniture and potted plants.

## DOWNSTAIRS WC

The convenient downstairs cloakroom has a two-piece suite comprising a low-level WC and wall mounted hand wash basin, and there is a laminate wood floor, a skinned ceiling, wall-mounted lighting, tiled walls, and an opaque window to side aspect.

## KITCHEN & BREAKFAST ROOM



The kitchen and breakfast/dining room features a range of wall and base mounted units with undercabinet lighting, rolled top work surfaces with an inset sink and drainer, a large Rangemaster oven and grill with five burner electric hob, and space and plumbing for a dishwasher. There is a tiled floor, a skinned ceiling with suspended spot lighting, part-tiled walls, power points, and double-glazed windows to rear aspect overlooking the garden, with a door to side into the utility room.

The separate dining/breakfast area has a laminate wood floor, a coved and skinned

ceiling with pendant lighting, a radiator, TV and power points, windows to side aspect, and plenty of space for a dining/breakfast table and chairs.

## UTILITY ROOM



This convenient utility space has a range of wall and base mounted units, square-edged wooden worksurfaces with an inset sink and drainer, and space and plumbing for a washing machine. There is a tiled floor, a pitched Perspex roof with overhead fluorescent lighting, double-glaze windows and doors to rear aspect into the garden, and a separate door to front into the carport.

## STAIRS TO FIRST FLOOR LANDING

The stairs are carpeted with a wooden balustrade. At the half landing level there is a double-glazed window to side aspect, and on the landing there is a carpeted floor, a coved and skinned ceiling with pendant lighting, a radiator, power points, and the doors into all three bedrooms, the family bathroom, the separate WC, and a large airing cupboard which also houses the boiler presently servicing the prophecy. There is also access into the sizeable loft via a ceiling hatch.

## BEDROOM ONE – MASTER BEDROOM



Good sized double bedroom which has a carpeted floor, a skinned ceiling with pendant lighting, picture rails, a radiator, and a double-glazed bay window to front aspect.

## BEDROOM TWO



Second good size double bedroom which has a laminate wood floor, a coved and skinned ceiling with suspended spot lighting, picture and dado rails, a radiator, power points and a double-glazed window to rear aspect.

## BEDROOM THREE

The third bedroom has a carpeted floor, a skinned ceiling with pendant lighting, a radiator, dado rails, and double-glazed windows to rear aspect.

## FAMILY BATHROOM



The family bathroom features a three-piece suite comprising a panelled bath with shower attachment, a wall-mounted cameo-style hand wash basin, and a corner shower cubicle with sliding glass doors. There is a tiled floor, part-tiled walls, a skinned ceiling with inset spot lighting, a wall-mounted heated towel rail, a wall-mounted mirror, a vanity unit, an electrical shaving socket, and opaque double-glazed windows to side aspect.

## SEPARATE WC



The separate WC features a low-level WC with a vinyl floor, a coved and skinned ceiling with pendant lighting, a wall-mounted vanity unit, and an opaque double-glazed window to side aspect.

## REAR GARDEN



The rear garden is laid to lawn and fringed with established plant, shrub, tree and flower beds. A large patio section provides plenty of space for barbecuing, alfresco dining and garden furniture. There is an attractive pond surrounded by wooden sleepers and a patio path leading to the rear of the garden, past a wooden summerhouse and towards two further wooden sheds, one of which has power and is large enough to be converted into a home office for those looking to work from home. There is, in addition, a water butt, an outside tap, and exterior lighting.

## CARPORT



This secure carport has a hardstanding floor, a pitched Perspex roof with wooden beams and overhead fluorescent lighting, and large wooden double gates opening onto the driveway.

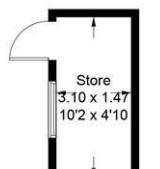
## Floor Plan

### Woodmancote Road, Worthing, BN14 7HT

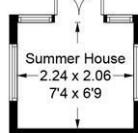
Approximate Gross Internal Area = 156.5 sq m / 1684 sq ft

Outbuildings = 19.5 sq m / 210 sq ft

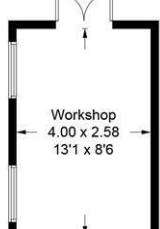
Total = 176 sq m / 1894 sq ft



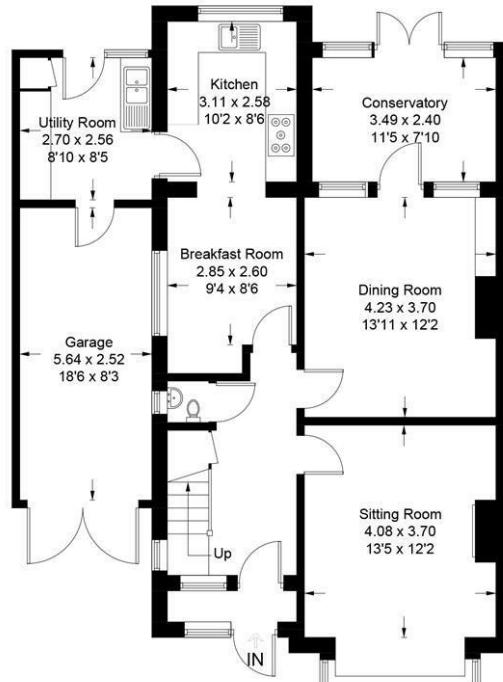
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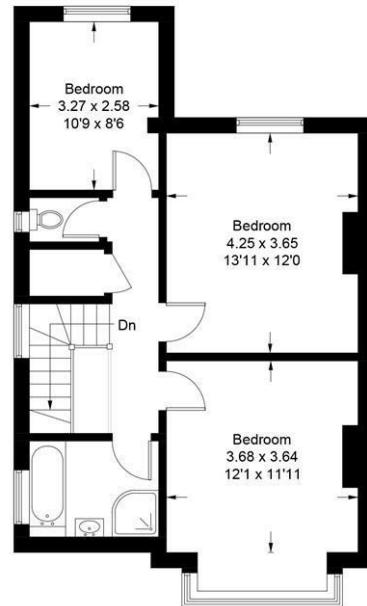
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Ground Floor



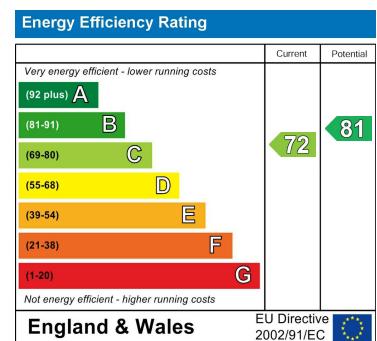
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

## Area Map



## Energy Efficiency Graph



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